

Shoreline Master Plan View Corridors

Background –

Shoreline Master Plan (SMP) update required by State

Updates taken through Planning Commission

June 2004 - Council Approves final SMP

State Review of SMP

View Corridor regulations proposed – Code search indicates existing SMP view corridors regulations

Need for additional research leads to separation of SMP component

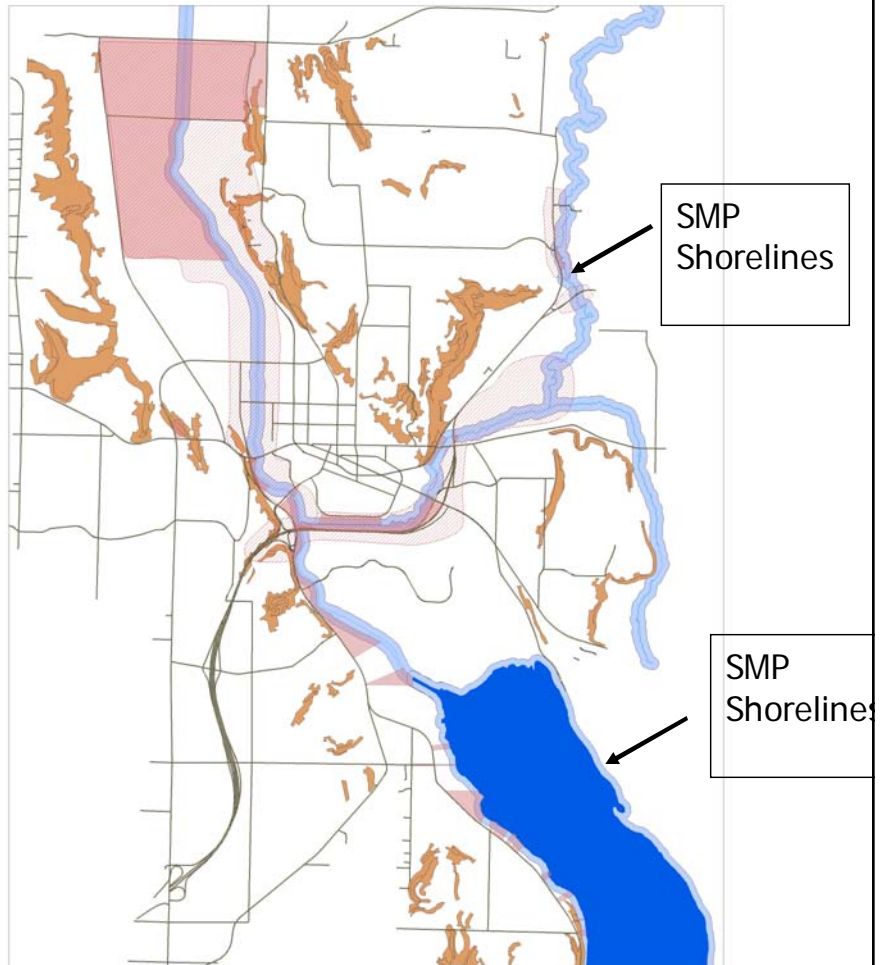
State comments back/research complete/modification of SMP View Corridor regs drafted

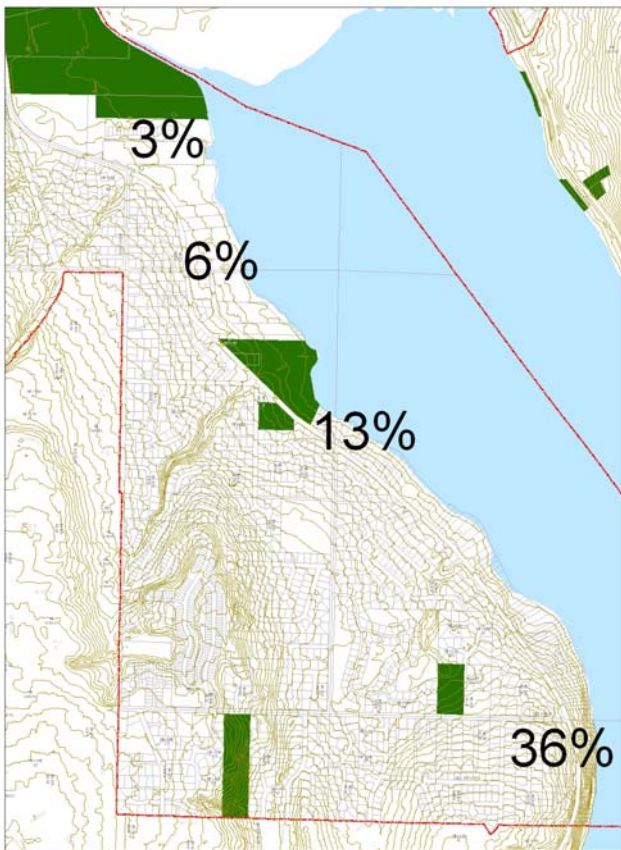
Planning Commission – October 2007

Background Research concluded -

Current SMP
View Corridor
Language
Shown
Graphically

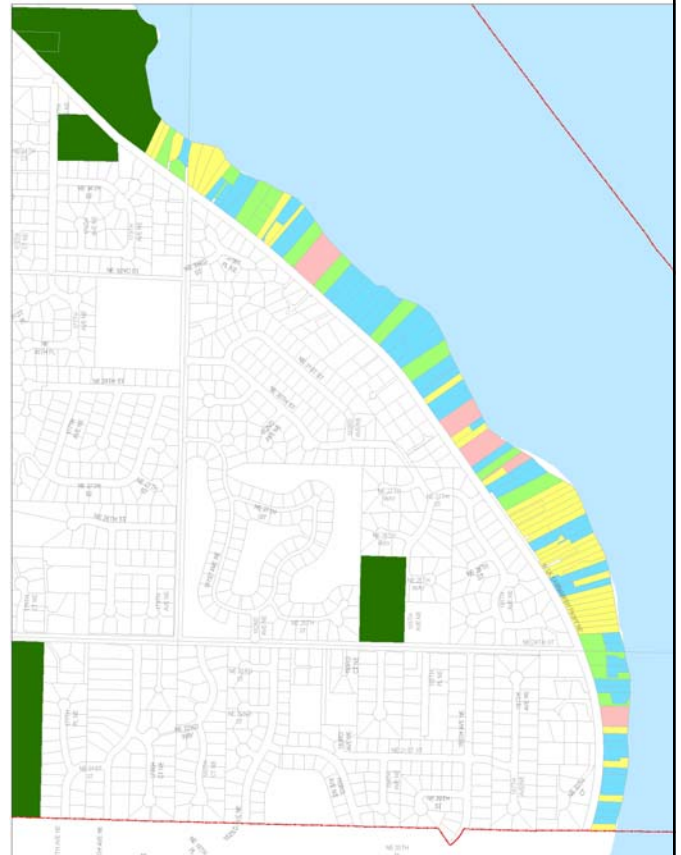
Public access map
Ag/UR zone
Residential Zoning abutting shoreline
Class III/IV slope (per previous SAO)
Freeway Overpass
Principal Arterial
Minor Arterial





Legend

10 foot contours



Legend

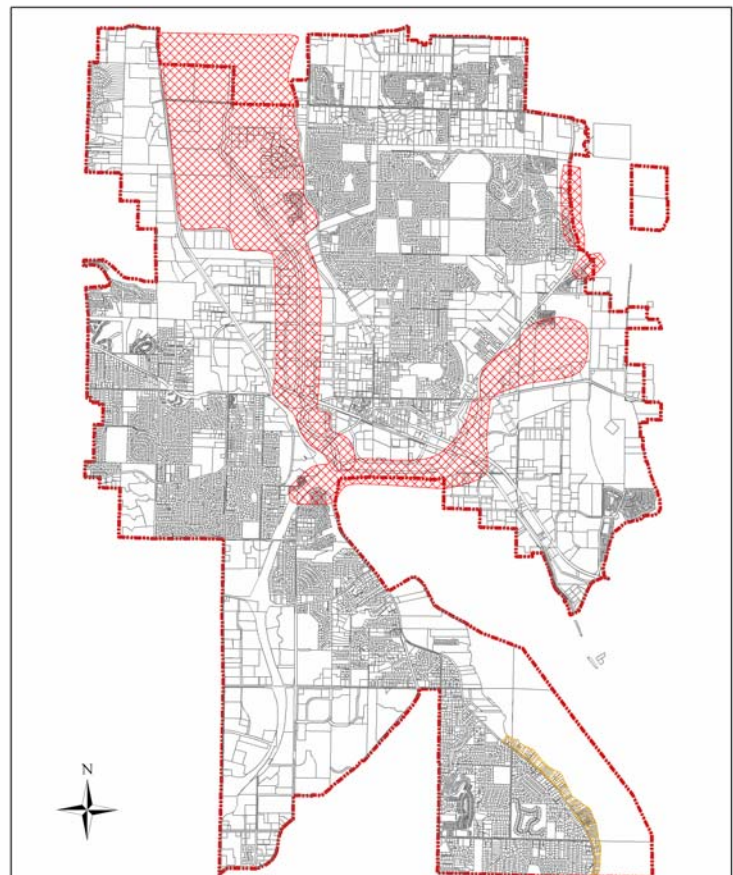
50_or_less
51-100
101-150
151_and_up

Lot Frontage Length



Shoreline Master Plan View Corridor Map

30% View Corridor
Requirement



Legend

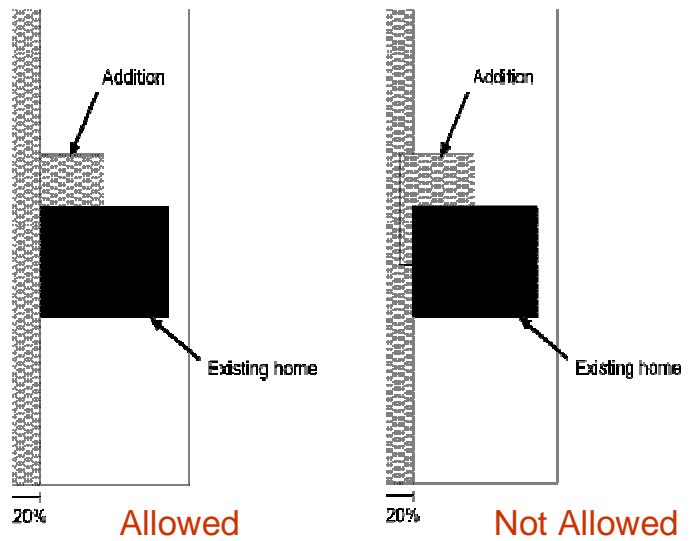
- Existing View Corridors
- Proposed View Corridors

Exemptions

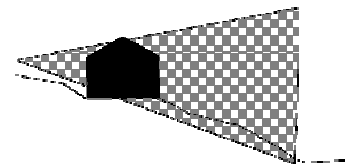
- Additions <500 ft
- Additions >500 ft where
 - Pre-existing structure
 - Lot does not currently meet 30% corridor
- Reconstruction/Repair
- Lots with a frontage of <50 ft
- Utilities
 - No other feasible location
- Where other regulations force siting into corridor
- Outright exemption
- Must not encroach to a greater extent
- Must not encroach to a greater extent
- May be reduced up to the minimum side setback of the zone
- Must design to maximize view corridor
- Must prove alternate site/bldg design was not reasonable

Allowed in View Corridor

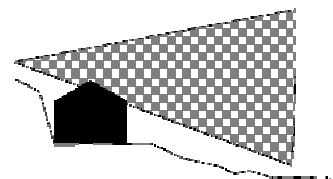
- Utilities
 - Meters
 - Transformers
- Parking/driveways
- Native vegetation
- Ornamental vegetation that contributes to detention/slope stability
- Structures if view maintained
- See through fencing



Not Allowed



Allowed



Proposed Appendix Drawings

